

August 21, 2007 CPC



STAFF'S  
REQUEST ANALYSIS  
AND  
RECOMMENDATION

07PR0419

Kids R Kids Int'l  
(Kids R Kids)

Clover Hill Magisterial District  
Off the north line of Hull Street Road at Temie Lee Parkway

REQUEST: Approval of a landscape plan for the buffer adjacent to Clover Hill High School and approval of architecture.

RECOMMENDATION

Staff recommends approval of the landscape plan for the buffer adjacent to Clover Hill High School and approval of the architecture, for the following reasons:

1. The buffer is wooded and will be undisturbed except for the required road.
2. The architecture will provide a suitable transition to the adjacent residential property.

GENERAL INFORMATION

Associated Public Hearing Cases:

83SN0182 – Carroll Foster, Inc.  
01SN0121 – Chesterfield County Board of Supervisors and Dankos Family Trust

Developer:

Kids R Kids Int'l

Design consultant:

Site Engineering – Balzer and Associates  
Architecture – Warner Summers Ditzel Benefield Ward & Associates

Location:

Approximately 575 feet off the north line of Hull Street Road at Temie Lee Parkway.  
Tax ID 724-672-(part of) 9387. (Sheet 15).

Existing Zoning and Land Use:

O-2 and C-2; Vacant

Size:

22.2 acres total with this use being 3.9 acres.

Adjacent Zoning and Land Use:

North - R-7; Public (Clover Hill High School  
South - O-2 and C-2; Commercial or vacant  
East - C-2; Commercial or vacant  
West - R-12; Vacant

BACKGROUND

Landscape:

The landscape treatment of the buffer requires Planning Commission approval per Condition B.5 of zoning Case 01SN0121. Since this section of the buffer has significant tree cover and includes the land disturbance for the two (2) lane connector road required by Condition A.10.f, staff believes that an inspection should be held after grading is complete to determine any additional landscape that is needed to meet the Ordinance requirement for a fifty (50) foot wide buffer. Other than the area disturbed for the road, the landscape plan indicates that the buffer will not be disturbed and all existing trees will be kept. Additional landscape will be added if required to provide one and one-half (1.5) times perimeter landscape “C”.

Condition 5.b

5. Buffer. A fifty (50) foot buffer, inclusive of the twenty five (25) foot dedication referenced in Proffered Condition A.5 and encroachment of the SWM/BMP shown on the Master Plan, shall be provided adjacent to Tax ID 726-673-1225 (Clover Hill High School). The exact treatment of this buffer shall be determined by the Planning Commission at the time of site plan review and approval for any development affected by the location of this buffer. (P)

## Architecture:

Staff believes that this site, and the smaller residual office site provide a suitable location for transition from the commercial sector of this development to the residential. The two (2) lane road to Clover Hill High School helps to define the limits of the commercial area and the start of the transition to the residential.

Architecturally this building helps to provide this transition by providing a building that incorporates compatible colors, materials, and roof pitch. By maintaining a single story exterior, and a full-pitched roof, the design provides a transition to the adjacent single-family residential property.

While Proffered Condition B.1.a(2) requires standing seam metal roof, in a similar grey color, staff recommends that dimensional composition shingles be approved for this site in order to provide a roof material that is more dominant within a residential setting. The architectural elevations note a selection of “Timberline Ultra” Weathered Wood Blend.

Staff believes that the architectural elevations accomplish the intent of Condition B.1.a of zoning Case 01SN0121.

Condition B.1.a(1) and (2) reads as follows:

### 1. Architecture.

- a. All buildings shall be compatible in architectural style, colors and material to the building approved on tax ID 725-672-9524 and 8118 (commonly known as Walgreens) and as further delineated below. At the time of site plan review, the Planning Commission may modify these requirements provided that the alternative materials, roof line(s), and colors accomplish the intent of the condition. (P)

(1) The primary building material shall be brick, not to exceed a size of four (4) inches by four (4) inches. The brick shall be integrally colored. The primary color(s) of each building shall be earthtones, such as browns and tans, substantially similar to those on Tax ID 734-678-9416, 734-677-4677, 735-677-4379 and 8835 (commonly known as the Commonwealth Center Phase 1). No exposed concrete masonry units (CMU) shall be permitted. Mortar shall be similar in color to the brick color. Any accent colors shall be the same or substantially similar to those used on Tax ID 725-672-9524 and 8118 (commonly known as Walgreens) to create a tone on tone effect. Should glass be a predominant construction material, other than typical window treatments and doors in all or part of a building, it shall be tinted, similar to that utilized in the building located on Tax ID 728-673-4668 (First Virginia Bank). (P)

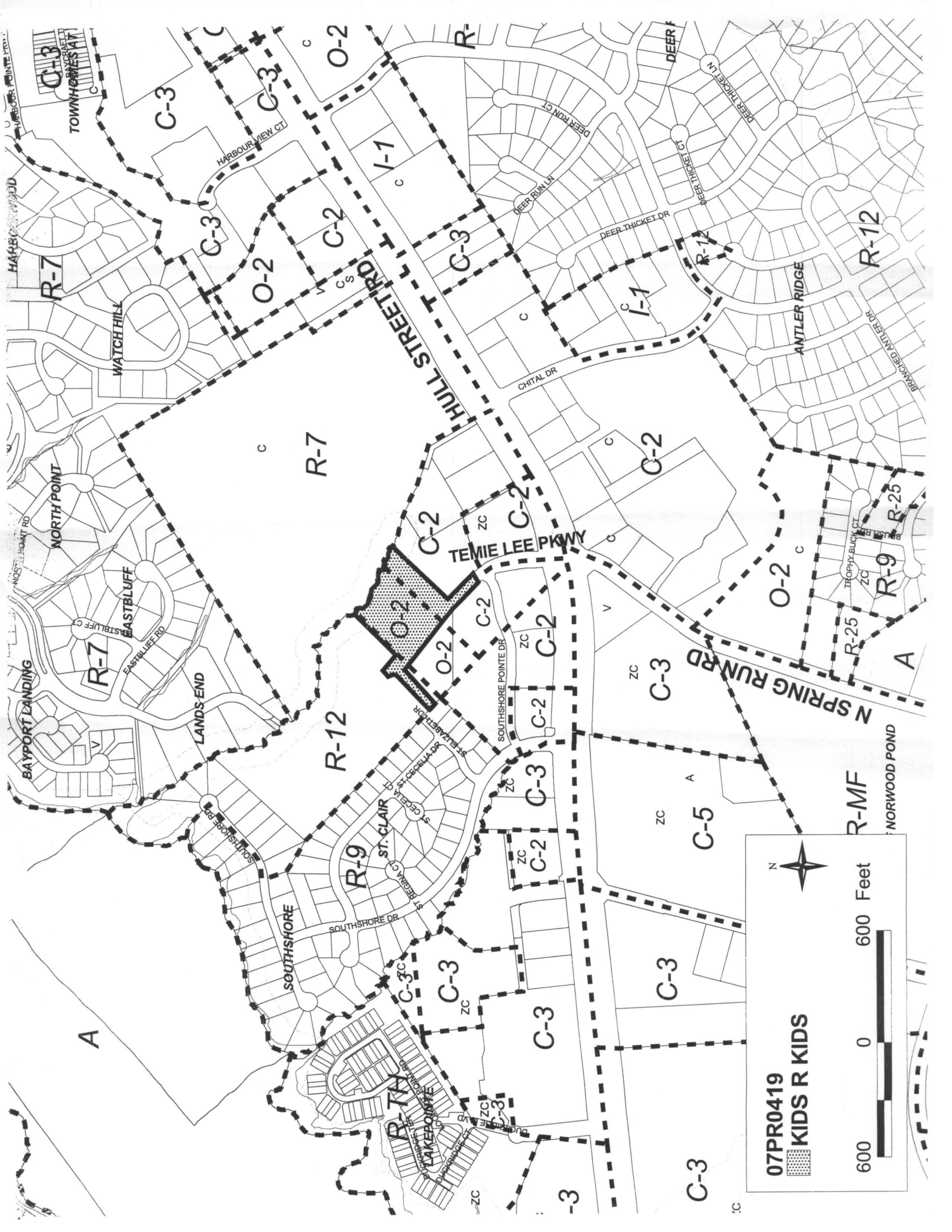
(2) All visible rooflines shall be similar to the pitch of the roofline used on Tax ID 744-697-4324 (Shops at Lucks Lane), except for roof lines on Track A which shall have no less a pitch than the roofline than the roofline used on Tax ID 744-697-4324 (Shops at Lucks Lane) and no greater than the roofline used on Tax ID 732-707-4947 (commonly known as Walgreen's at Midlothian Turnpike and Temie Lee Parkway). All visible roofs shall be standing seam metal and shall be generally the same shade of grey in color. (P)

### CONCLUSIONS

Given that the buffer next to Clover Hill High School will have grading through the buffer in order to place a required road, but will otherwise be left undisturbed with existing trees, staff recommends an inspection after grading is complete in order to determine any additional landscape that is needed.

Staff believes that the architecture will accomplish the intent of Condition B.1.a of zoning Case 01SN0121.

Staff recommends approval of the buffer treatment as indicated on the landscape plan and approval of the architectural elevations.



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KIDS R KIDS

N

600 0 600 Feet

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**Buffer adjacent to Clover Hill High School.**

BENCHMARK  
ELEV.: 244.85  
N: 3,672,712.77  
E: 11,725,700.41

EXISTING TREES TO REMAIN:  
SCHEDULE A MEETING WITH  
COUNTY PLANNER AND  
LANDSCAPE ARCHITECT TO  
DETERMINE IF EXISTING TREES  
AND SHRUBS MEET  
REQUIREMENTS.

EXISTING TREES TO REMAIN:  
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AND SHRUBS MEET  
REQUIREMENTS.

PLAYGROUND AREA  
22.225 SF

PROPOSED BUILDING  
1-STORY  
15,000 SF  
FFE: 257.00  
MAX. HT.=28'

RESIDUAL BUILDABLE  
AREA  
0.49± AC.

50.00' BUFFER W/1.5 X LANDSCAPE 'C' 6.00' DRAINAGE EASEMENT

EXISTING TREES TO REMAIN:  
SCHEDULE A MEETING WITH  
COUNTY PLANNER AND  
LANDSCAPE ARCHITECT TO  
DETERMINE IF EXISTING TREES  
AND SHRUBS MEET  
REQUIREMENTS.

(6) 11ex x atten  
25.00'  
DING/PARKING

(6) *Tilia cordata* 'Greenspire' ✓

**BENCHMARK**  
ELEV.: 254.78  
N: 3,672,750.41  
E: 11,725,101.24

## Residential Zoning

103

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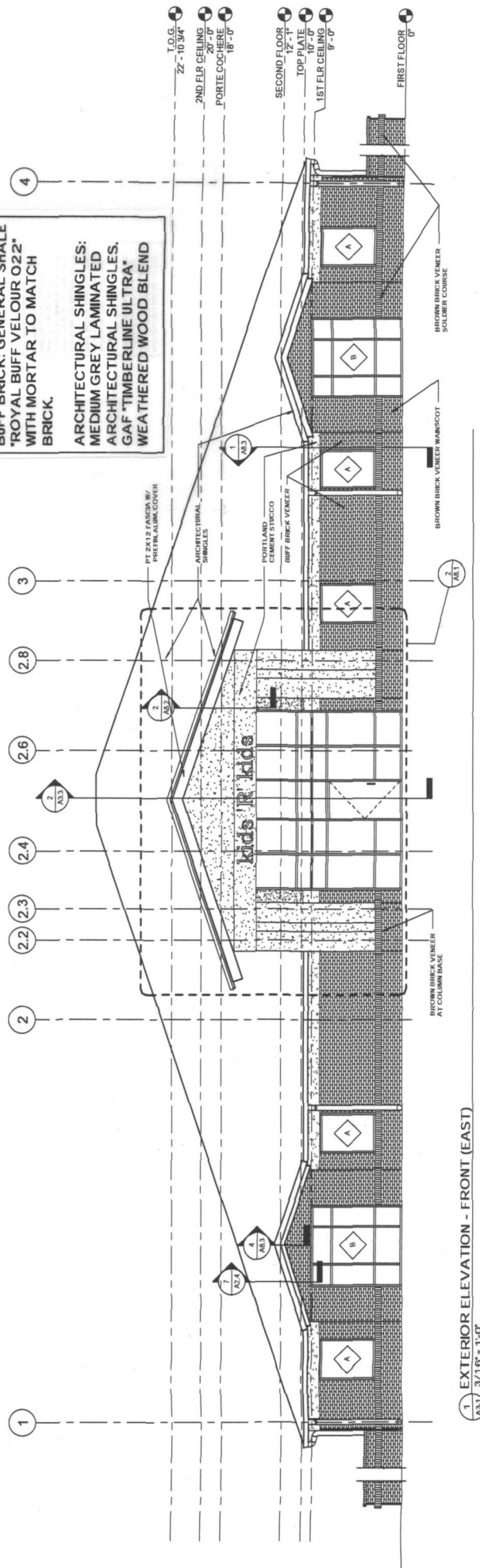


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BROWN BRICK: SIMILAR IN COLOR TO ADJACENT WALGREEN'S DRUG STORE. GENERAL SHALE "CHATHAM" FULL RANGE VELOUR 004" MORTAR TO MATCH BRICK.

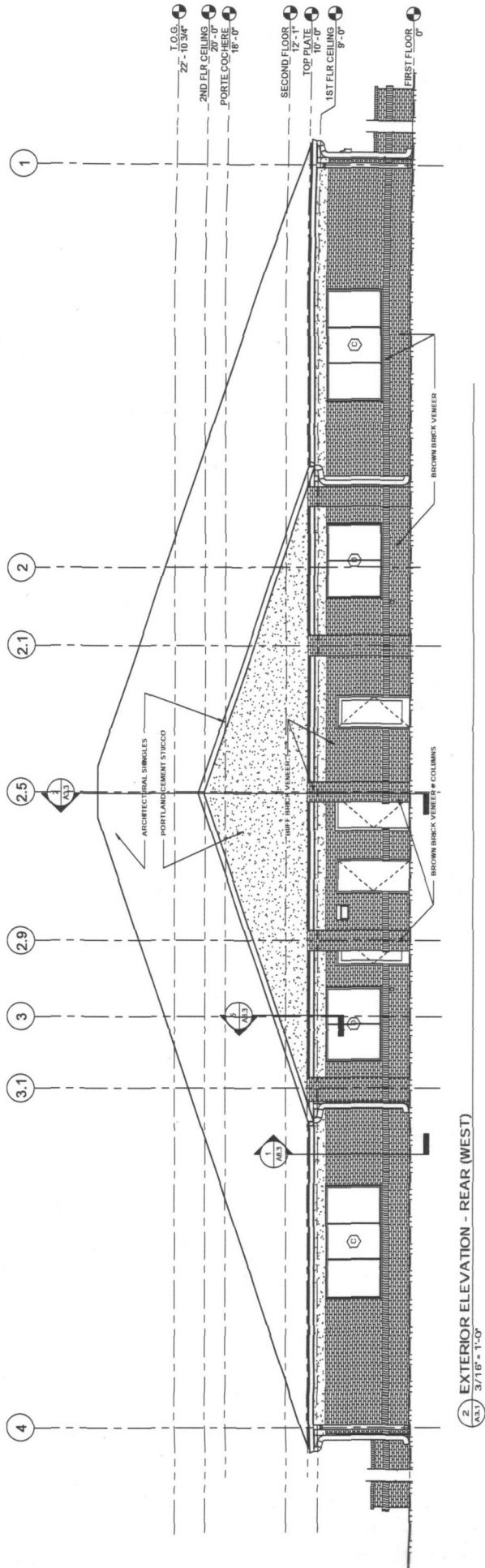
BUFF BRICK: GENERAL SHALE "ROYAL BUFF VELOUR 022" WITH MORTAR TO MATCH BRICK.

ARCHITECTURAL SHINGLES: MEDIUM GREY LAMINATED ARCHITECTURAL SHINGLES. GAF "TIMBERLINE ULTRA" WEATHERED WOOD BLEND



1 EXTERIOR ELEVATION - FRONT (EAST)

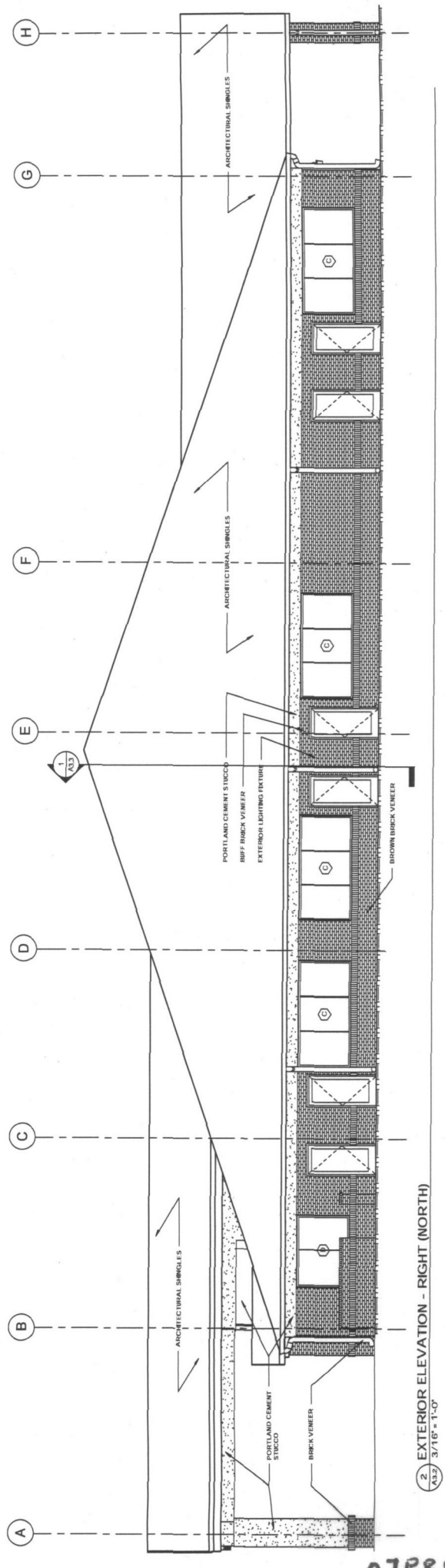
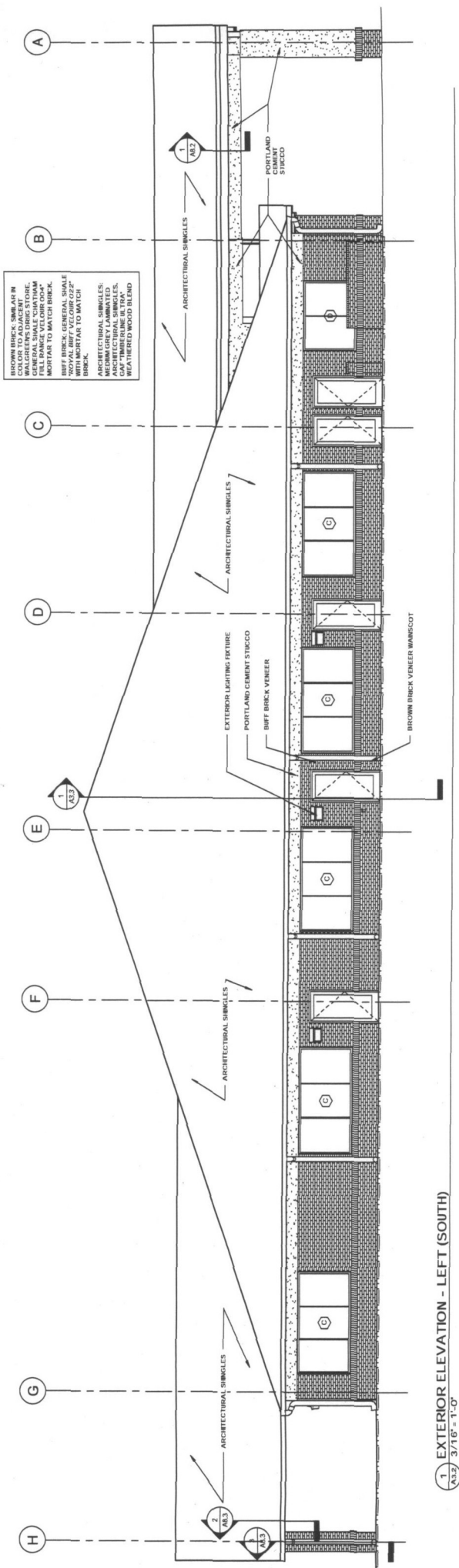
3/16" = 1'-0"



2 EXTERIOR ELEVATION - REAR (WEST)

3/16" = 1'-0"

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